

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

 X Resolution or Ordinance (Blue) _____ *Waiver of First Requested*
 X Recommendations of Boards, Commissions & Committees (Green)
_____ Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE: December 28, 2015 (B of T) Date: January 7, 2016

TITLE: PC 15-27; Yorktown Commons Planned Development

SUBMITTED BY: Department of Community Development *ts*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village grant approval of the following:

PC 15-27A: A change to the geographical extent of the previously approved Yorktown Shopping Center Planned Development (Ord. No. 1172) and any companion zoning approvals and amend Section 3(d) of said ordinance to reduce the amount of required off-street parking from 7,500 parking spaces to 6,800 parking spaces. Also, approve a Major Plat of Subdivision

PC 15-27B: A change to the geographical extent of the previously approved Yorktown Peripheral Planned Development (Ord. No. 3962) and any companion zoning approvals.

PC 15-27C: Approve a conditional use for a planned development (Yorktown Commons) with companion deviations, use exceptions, and variations.

The Plan Commission recommended approval of this petition by a vote of 4-0.

Fiscal Impact/Funding Source:


Review (as necessary):
Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development 

DATE: January 7, 2016

SUBJECT: **PC 15-27; Yorktown Commons Planned Development**

Please find the following items for Village Board consideration as part of the January 7, 2016 Board meeting:

1. Plan Commission referral letter;
2. IDRC report divided into three (3) subcases, with accompanying exhibits, identified as:
 - PC 15-27A: Amendment to the Yorktown Shopping Center Planned Development
 - PC 15-27B: Amendment to the Yorktown Peripheral Planned Development
 - PC 15-27C: Conditional Use for a Planned Development (Yorktown Commons)
3. Three (3) Ordinances:
 - a. An Ordinance amending the Yorktown Shopping Center Planned Development and a modification to the requisite parking requirements along with Major Plats of Subdivision;
 - b. An Ordinance amending the Yorktown Peripheral Planned Development; and
 - c. An Ordinance granting approval of a conditional use for a planned development with companion deviations, use exceptions, and variations as set forth in the public hearing notice.

The Plan Commission recommended approval of this petition by a vote of 4-0. This item is being brought forward for a first reading on the January 7, 2016 Board of Trustees agenda.



VILLAGE OF LOMBARD

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January 7, 2016

Village President
Keith T. Giagnorio

Village Clerk
Sharon Kuderna

Trustees

Dan Whittington, Dist. 1
Michael A. Fugiel, Dist. 2
Reid Foltyniewicz, Dist. 3
Bill T. Johnston, Dist. 4
Robyn Pike, Dist. 5
William "Bill" Ware, Dist. 6

Village Manager
Scott R. Niehaus

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 15-27; Yorktown Commons Planned Development

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests that the Village grant approval of the following:

PC 15-27A: A change to the geographical extent of the previously approved Yorktown Shopping Center Planned Development (Ord. No. 1172) and any companion zoning approvals and amend Section 3(d) of said ordinance to reduce the amount of required off-street parking from 7,500 parking spaces to 6,800 parking spaces. Also, approve a Major Plat of Subdivision

PC 15-27B: A change to the geographical extent of the previously approved Yorktown Peripheral Planned Development (Ord. No. 3962) and any companion zoning approvals.

PC 15-27C: Approve a conditional use for a planned development (Yorktown Commons) with companion deviations, use exceptions, and variations.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on November 23, 2015. Sworn in to present the petition was William J. Heniff, AICP, Director of Community Development, Matt Panfil, AICP, Senior Planner, the

petitioner, Donna Blair of KKR Partners, and its appointed representatives: Russell G. Whitaker, III of Rosanova and Whitaker, Ltd. , David Urciuoli and Tom Kiler of Continuum Partners, Dwayne Gillian, P.E., of V3 Companies, Stephen Corcoran, P.E., PTOE of Eriksson Engineering Associates, Ltd., and Erik Aulestia of Torti Gallas and Partners, Inc.

Chairperson Ryan read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine; and, hearing none, he proceeded with the petition.

Ms. Donna Blair explained that as a representative for the ownership of Yorktown Center she has been involved in the previous Plan Commission workshops that were held to help work through and understand further development at Yorktown Center. Yorktown Center was purchased approximately three and one-half (3 ½) years ago with the intent to revitalize the shopping center and to create a dynamic retail, entertainment, and dining destination. Yorktown Center was originally built in the 1960s and ownership wants long term sustainability for the center so that it can remain an important part of the community.

Referring to the attached PowerPoint presentation, Ms. Blair then highlighted a list of interior and exterior improvements to Yorktown Center that have been completed in the last two (2) years. Also, there are over thirty (30) new or renovated tenants. Ms. Blair explained that now that many of the improvements to the shopping center are completed, ownership is now looking for redevelopment opportunities for the north end of the site, which is comprised of the convenience center, the former Bamboo Room building, and a vacant parcel of land located between the convenience center and Target. After researching what would be the best use for this area of the site, ownership identified that traditional retail, grocery, fitness, and entertainment uses were not viable uses that would add to the long term sustainability of the shopping center due to limited accessibility to and visibility of the area.

Ms. Blair continued that in conjunction with their outside consultants and through the workshop process, ownership identified a residential/mixed-use environment as the best use of the area. Concepts important to the residential/mixed-use environment include: connectivity to the shopping center and surrounding community, flexibility in design and residential type, sense of place, walkability, and common public space. The concept is referred to as Yorktown Commons.

Ms. Blair then introduced Mr. Russell G. Whitaker, III, counsel for the zoning and entitlement process. Mr. Whitaker stated that ownership has had discussions with existing tenants and other owners of the mall property about what was possible for the site and how to position it appropriately. These discussions led to ownership assembling a team of consultants to move forward the residential/mixed-use concept. Mr. Whitaker added that the team recently held a public open house and notified residents and homeowners associations within the area. Mr. Whitaker then introduced two (2) other members of the consultant team: David Urciuoli and Tom Kiler of Continuum Partners from Denver, Colorado. Continuum Partners have extensive experience in shopping center and urban redevelopment, including a similar redevelopment of a shopping center in Lakewood, Colorado known as Belmar.

Another similar project is the Bayshore Center in Milwaukee, Wisconsin. Bayshore Center was a struggling mall of traditional design that was redeveloped into a more urban environment with a wider variety of uses.

Dwayne Gillian, P.E., of V3 Companies was also introduced as a member of the consultant team. V3 Companies is the civil engineer responsible for preparing the surveys, wetland delineation, civil design guidelines, and other documents within the petition. Mr. Whitaker stated that there is not a final engineering plan yet, just a preliminary concept plan. They have identified the engineering obstacles and are working with staff to resolve the obstacles for development to occur.

Stephen Corcoran, P.E., PTOE of Eriksson Engineering Associates, Ltd., was introduced as a traffic and parking consultant. Mr. Corcoran has recently worked with Yorktown Center on their redesign of the entrance near Fairfield Avenue and Butterfield Road. Mr. Whitaker stated that the Village's traffic consultant has reviewed Mr. Corcoran's traffic and parking reports and has found no substantial issues.

The last member to be introduced was Erik Aulestia of Torti Gallas and Partners, Inc., an international planning firm from Virginia. Mr. Aulestia is the primary author of the Yorktown Commons Planned Development Design Guidelines that were included within the petition.

Mr. Whitaker proceeded to request that all of the materials associated with the petition be formally entered into the public record. Mr. Whitaker then referenced a PowerPoint presentation regarding the history of development within the area from 1962 to the present. The Yorktown Shopping Center Planned Development was established in 1966 via Ordinance Number 1172. There was no specific site plan associated with the approval, just a general framework for a regional shopping destination with flexible land uses. Buildings were permitted to be approximately eighty-five feet (85') in height, with up to four (4) office buildings of up to approximately one-hundred and twenty-five feet (125'). Regulations for a minimum 7,500 space parking lot, twenty-five foot (25') perimeter setbacks, and a 30% building area maximum were also established. It is unknown as to how the 7,500 parking space demand was estimated. Also, all screening requirements were waived.

The Yorktown Apartments Planned Development was established in 1967 via Ordinance Number 1323. The Yorktown Apartments Planned Development allowed for a maximum of 1,772 residential units, of which only approximately 856 were constructed. Mr. Whitaker stated that the maximum density of the current proposal would barely exceed the density of the previous approval. There were no height or setback regulations, just a maximum 1.5 floor area ratio (FAR) and a minimum twenty foot (20') separation between buildings.

Referencing an undated preliminary concept plan estimated to be from around the time of the original approval, Mr. Whitaker indicated that even at that time there was consideration of residential uses at the location currently being referred to as Lot 1.

The Yorktown Peripheral Planned Development was established in 1995 via Ordinance Number 3962. Target was included as part of this planned development and Lot 1 was planned for a big box retail center.

Moving from the history of the shopping center to the current proposal, Mr. Whitaker introduced the request associated with PC 15-27A. The request includes a change in the boundaries to exclude what is now being referred to as Lot 2, Lot 3, and Lot 4. Approval of a Major Plat of Subdivision is also requested in order to accommodate all of the proposed boundary changes. The final component of PC 15-27A is the request to reduce the amount of parking from 7,500 parking spaces to 6,800. The original number of 7,500 spaces was not based on specific land uses or associated with a specific ratio of spaces per square feet of floor area. Mr. Whitaker then referenced a table that states the existing number of parking spaces is well over 7,500. Mr. Whitaker added that in consideration of the parking space reduction request, it is important to keep in mind that the original area of the Yorktown Shopping Center Planned Development was reduced in size with the establishment of the Yorktown Peripheral Planned Development and is being reduced again with the current proposal. A 2013 parking study confirms that there is a surplus of parking and that 6,800 parking space will still be more than adequate to serve the site, even during the December peak season. Mr. Whitaker stated that in the parking study Mr. Corcoran even accounted for possible future on-site developments.

Mr. Whitaker then introduced PC 15-27B, which he described as very similar in nature to PC 15-27A. For PC 15-27B, the only request is to exclude what is being described as Lot 1 from the Yorktown Peripheral Planned Development.

Mr. Whitaker paused his presentation to answer any questions specific to PC 15-27A or PC 15-27B. Hearing none, Mr. Whitaker introduced PC 15-27C. Similar to some previously approved planned developments such as the Yorktown Shopping Center Planned Development and the Yorktown Apartments Planned Development, the petitioner is not proposing a specific site plan, but rather a preliminary concept plan and regulations that will establish the rules for future development.

Mr. Whitaker stated that this request is further unique because the petitioner is not seeking to maximize the value of the proposed parcels, but rather the development of those parcels will maximize and protect the value of the shopping center. While the petitioner is maintaining flexibility in land uses and site planning, the proposed planned development contains a sixty (60) page document regulating form and design characteristics in great detail for a predictable environment. The design guidelines are much more specific than both the existing planned developments and the Lombard Zoning Ordinance.

One of the benefits of such a proposal is that when the petitioner brings the project to the market, the design guidelines provide more certainty of approval for any potential developer, provided they build according to the design guidelines. These form-based regulations are unique to most suburban communities. The proposed Yorktown Commons Planned Development is approximately fifteen (15) acres in size.

Referencing the PowerPoint presentation, Mr. Whitaker commented that residential tastes have changed and the demand for suburban mixed-use exceeds the supply. Mr. Whitaker believes that the concept of a compact and walkable neighborhood is one that has withstood the test of time.

Erik Aulestia of Torti Gallas and Partners, Inc., and the author of the Yorktown Commons Planned Development Design Guidelines, then made his presentation. Referencing the PowerPoint presentation, Mr. Aulestia introduced basic concepts of placemaking and form. Public space, pedestrian friendly streets, a mix of uses, and human-scaled architecture are all components of good places. Referencing a series of images, Mr. Aulestia outlined the vision for Yorktown Commons. One of the goals of the vision is to create a gateway from Grace Street. The intersection of Grace Street and the Yorktown Ring Road will feature a public space and street trees are also an important part of the vision. Mr. Aulestia concurred with Mr. Whitaker's statements that there is a growing demand for the types of places being proposed. Mr. Aulestia then emphasized that the concepts and graphics shown are not a final design, they are just some of many potential iterations based on the design guidelines.

Mr. Aulestia stated that a form-based code is often used when the regulating jurisdiction wants some assurance as to what outcome may be delivered and the petitioner wants flexibility to respond to the market and changing economic climate. The form-based code aims at providing specific standards for a specific outcome. Referencing examples within the PowerPoint presentation, Mr. Aulestia introduced concepts common to a form-based code. Introducing what is referred to as the Regulating Plan within a form-based code; Mr. Aulestia outlined the specific form-based regulations associated with the proposal. Regulations discussed included: permitted and conditional land uses, open space types and requirements, frontage occupancy, building height, and special urban design and architectural features.

Specific front yard types and street sections for Grace Street, Yorktown Ring Road, and future internal streets are also proposed. Mr. Aulestia then stated there are also standards for block configuration, lots, parking and loading, street trees, and walls, fences, and gates. When discussing parking and loading, Mr. Aulestia acknowledged the petitioner's intent to comply with the Village's parking space demand and design standards.

The petitioner is also proposing their own sign standards in conjunction with the Lombard Sign Ordinance.

Specific architectural standards regarding windows, walls, mechanical equipment, site utilities, and materials are also included within the design guidelines. According to Mr. Aulestia, there will be a privately run Yorktown Commons Architectural Review Board.

Townhouses and commercial, mixed-use, or multi-family buildings have their own specific design standards.

Mr. Aulestia then referenced a flowchart within the PowerPoint presentation that outlines the site and architectural review process.

Mr. Whitaker concluded the petitioner's presentation and Chairperson Ryan stated that there would be a ten (10) minute break before questions or comments from the public.

Chairperson Ryan asked for anyone who would like to speak in favor of the petition, against the petition, or has comments regarding the petition to stand. Sworn in were Ms. Linda Grothendick and Ms. Beverly Chatfield.

Ms. Grothendick stated that she appreciates what the owners of Yorktown Shopping Center have done to revitalize the mall and surrounding area. However, Ms. Grothendick has concerns regarding the density of the proposal and the height of the buildings. According to Ms. Grothendick, the proposal will shift the surrounding area from a suburban experience to a more urban experience. Ms. Grothendick stated that her neighborhood used to be peaceful and quiet, but over the years the increase in retail establishments and apartments has brought increased traffic. Ms. Grothendick is concerned that with the new proposal, there will be even more cars that cut through her street on their way to Yorktown Commons. Ms. Grothendick suggested a higher standard for minimum open space and a reduced maximum height in order to maintain a more suburban experience. Ms. Grothendick concluded by stating she hopes the new development will increase the quality of life in Lombard.

Ms. Chatfield asked for clarification on the requested waiver of transitional landscape yards. Ms. Chatfield stated that she hoped the existing twenty-five foot (25') perimeter setback is to be maintained. Ms. Chatfield then asked for a clarification as to how many feet tall are six (6) stories. Ms. Chatfield also commented that she has concerns regarding traffic and the reduction of Grace Street from four (4) lanes to two (2) lanes. Finally, Ms. Chatfield asked for clarification as to what will happen with the ditch that is located on Lot 1.

Chairperson Ryan asked if anyone else would like to speak for the petition, against the petition, or comment on the petition. Hearing none, he asked the petitioner for a rebuttal to the public comments.

Mr. Whitaker began his rebuttal by addressing the comment regarding density and the proposal changing the suburban character of the area. Mr. Whitaker restated that the original approval for the Yorktown Apartments granted a maximum of 1,772 residential units. The current proposal, if maximized, would barely exceed the number of units approved in 1966. According to Mr. Whitaker, the area has been designated for such a density for a long period of time; therefore the proposal is not out of character with the neighborhood.

In regards to traffic concerns, Mr. Whitaker stated that the subject property is already approved for retail uses, which may generate traffic equal to or more than the residential uses proposed. Regarding building height, Mr. Whitaker stated that there is no height limitation within the neighboring Yorktown Apartments Planned Development and some of the buildings exceed six (6) stories. The proposed maximum height for the Yorktown Commons Planned Development is six (6) stories or one-hundred feet (100'), whichever is less. Mr. Whitaker emphasized that the petitioner is proposing a change to a more urban form of development, not a significant change to a more urban density.

Discussing the perimeter setback, Mr. Whitaker stated that it is required within the B3 Community Shopping District. However, the intent of this regulation is to separate commercial buildings from residential buildings. When residential buildings are adjacent to other residential buildings, the perimeter setback is not required. Therefore, due to the proposed planned development being predominantly residential, the petitioner has requested that future residential buildings be treated in a similar manner as the current Lombard Zoning Ordinance allows.

In regards to the concern about reducing the amount of traffic lanes on Grace Street, Mr. Whitaker stated that the traffic study demonstrates that Grace Street was overbuilt and there is not a current, or projected, demand for four (4) traffic lanes. The intent is to make Grace Street more pedestrian and bicycle friendly.

Concluding his rebuttal, Mr. Whitaker addressed the question regarding the existing ditch in Lot 1 by stating that the petitioner's team has evaluated stormwater management and prepared a report that is part of the Civil Design Guidelines submitted with the petition. Mr. Whitaker stated that stormwater management will comply with the DuPage County Stormwater Ordinances. Specifically addressing the ditch on Lot 1, Mr. Whitaker stated that the ditch was evaluated and is not considered a wetland, jurisdictional waters, or within a special management area.

Chairperson Ryan then asked for the staff report. Mr. Panfil then submitted the Inter-Departmental Review Committee Report to the public record in its entirety. Mr. Panfil thanked the petitioner for their presentation and summarized the three (3) different parts of the petition. Mr. Panfil emphasized that there are no development actions associated with the petition, but rather the petitioner is seeking to establish rules for future development.

In regards to PC 15-27A, the total size of the land being removed from within the Yorktown Shopping Center Planned Development, identified as Lot 2, Lot 3, and Lot 4, is approximately 8.3 acres. This will result in a net loss of 476 parking spaces. While the loss of 476 parking spaces does not in and of itself reduce the total number of parking spaces below the minimum required 7,500 parking spaces, other improvements to the Yorktown Shopping Center identified within the Parking Memorandum are anticipated to reduce the overall number of parking spaces to approximately 6,928. The petitioner has requested a reduction to 6,800 parking spaces to allow for some level of flexibility moving forward.

Mr. Panfil stated that the Village's traffic consultant, KLOA, Inc., reviewed the request and finds that the reduction in parking spaces should not be detrimental to the operation of the shopping center and there will still be ample parking to accommodate the peak holiday parking demand. Mr. Panfil concluded his comments regarding PC 15-27A by stating that staff finds the proposed amendments to the planned development to be consistent with the objectives of the Lombard Zoning Ordinance, Yorktown Shopping Center Planned Development, and the intent of the Comprehensive Plan in general. Therefore, staff recommends approval of PC 15-27A.

According to Mr. Panfil, PC 15-27B is a similar request to PC 15-27A, but in PC 15-27B the petitioner requests to remove the property identified as Lot 1, approximately six (6) acres in size,

from the Yorktown Peripheral Planned Development. For the same reasons identified in PC 15-27A, staff finds the proposed amendment to the planned development to be consistent with the objectives of the Lombard Zoning Ordinance, Yorktown Peripheral Planned Development, and the intent of the Comprehensive Plan in general. Therefore, staff also recommends approval of PC 15-27B.

In regards to PC 15-27C, Mr. Panfil reiterated that while there are no definitive plans, structures, or tenants being presented as this time; lot, bulk, and design standards and guidelines are enumerated within the Yorktown Commons Planned Development Design Guidelines document, which is essentially a regulatory tool for future development. The regulations frequently are more restrictive than what is currently permitted by right. Mr. Panfil stated that the total size of the proposed Yorktown Commons Planned Development is approximately fifteen (15) acres.

The form-based approach found within the design guidelines will provide the Village a level of predictability as to how the subject area will look and function through the establishment of certain lot, bulk, and design standards. Mr. Panfil emphasized that the concept plans depicting building type and location included within the design guidelines are only illustrative in nature and represent just some of the permutations that could occur.

Although phases of construction are not an obligation and can change depending on market conditions, Mr. Panfil stated his understanding that the petitioner has indicated that the anticipated development schedule is the same as the numbers assigned to each relevant lot, with Lot 1 anticipated to be developed first and Lot 4 anticipated to be developed last.

Discussing comments from the Inter-Departmental Review Committee, Mr. Panfil stated that the Wetland Delineation and Assessment Report found no wetland areas, Waters of DuPage, or Waters of the U.S. within the subject property. The report also found that eastern cottonwood and common buckthorn are the most dominant plant species within the subject area, which are not plant species inherently worthy of preservation at the site.

Mr. Panfil stated that the Department of Public Works supports the concept of changing the street lighting standard from the common used cobra-arm commercial lighting to the Village's specified residential lighting standards. Public Works also finds that the street cross sections referenced within the design guidelines are consistent with the concepts being promoted within the Department of Public Works' bicycle and pedestrian planning efforts that are currently underway. Also, the Village will require these right-of-way improvements as part of the development of either Lot 1 or Lot 4, whichever occurs first.

In addition to the petitioner's comments regarding the proposal's consistency with the Comprehensive Plan, Mr. Panfil added that the Comprehensive Plan specifically focuses on the improvement and maintenance of existing development and encouraging compatible development and redevelopment. Mr. Panfil stated that there were three (3) specific actions recommended to achieve part of the vision of the Comprehensive Plan that the petitioner has achieved:

1. Design and facilitate a Village-wide system of commercial development providing for neighborhood, community and regional commercial areas;
2. Ensure that commercial and retail development is compatible with neighboring land use areas; and
3. Ensure that new development and redevelopment of private properties is in scale with and designed to be complementary to existing development.

In regards to the Lombard Zoning Ordinance, Mr. Panfil stated that staff supports the requested deviations and variations. Rather than discussing each deviation and variation individually, Mr. Panfil referenced a color-coded table comparing the proposed standards with the underlying B3 Community Shopping District and existing Yorktown Shopping Center / Yorktown Peripheral Planned Developments. Staff supports these requests based on the proposed standards being at least equivalent to and in many cases more restrictive than the underlying zoning or existing planned developments.

To address a public comment regarding transitional yards, Mr. Panfil stated that the support for the waiver is based on the fact that the proposed planned development is predominantly residential in nature and the Village does not require transitional yards when a multi-family residential use is adjacent to another multi-family residential use.

Referencing comments made by the petitioner, Mr. Panfil clarified that where there are differences between the design guidelines and the Lombard Zoning Ordinance, mostly in regards to parking and signage, the design guidelines will be revised to be consistent with the Lombard Zoning Ordinance.

To address a public comment regarding the proposed density, Mr. Panfil stated that the Yorktown Apartments Planned Development approved a density of approximately sixty-three (63) dwelling units per acre. If Yorktown Commons was built out to the maximum 970 dwelling units, the density would be approximately sixty-five (65) dwelling units per acre. Therefore, the proposed density is consistent with the density approved in 1967.

The Village's traffic consultant, KLOA, Inc., also reviewed the Traffic Study and found that the proposed Yorktown Commons Planned Development can be accommodated by the Yorktown Shopping Center's internal roadway and external intersections. There is sufficient reserve capacity at the studied intersections to accommodate the projected traffic volumes and continue operating at acceptable levels of service.

Mr. Panfil concluded by stating that staff recommends approval of PC 15-27C.

Mr. Heniff provided additional comment as to the nature of the request at hand being to establish rules of the game for future development. Mr. Heniff added that when the respective phases are ready, they will come before the Plan Commission through the Site Plan Approval process. This is a similar process to that used for the Fountain Square and Highlands of Lombard planned developments. When a future development is submitted for consideration, one of the first steps

will be to review the development's compliance with the rules established within the design guidelines. If there are any proposals that constitute a major change to the planned development they would be reviewed through the public hearing process.

Chairperson Ryan asked if anyone had comments or questions for the staff report. Hearing none, he opened the public hearing to the Plan Commissioners.

Commissioner Mrofcza identified a typo in the IDRC Report for PC 15-27A regarding the percentage of parking spaces that will exceed peak holiday demand. Mr. Whitaker suggested that instead of 256%, the number is actually 25%. Mr. Panfil stated that the IDRC Report and parking memorandum will be updated accordingly.

Noting the 25% excess parking, Commissioner Cooper asked if the petitioner considered reducing the number of parking spaces even lower than 6,800. Mr. Whitaker responded that the number was specifically identified by the petitioner based on minimum parking space agreements with tenants.

Commissioner Mrofcza asked for clarification if the 6,800 parking spaces included parking at the Westin hotel to which Mr. Whitaker responded in the negative.

Commissioner Burke commented that he felt that the proposal is a unique opportunity for a community like Lombard and thanked the petitioner and staff for their efforts.

Commissioner Mrofcza asked about the potential displacement of tenants from the convenience center on Lot 4. Mr. Whitaker responded that the intent is for Lot 4 to be the last developed, and while there are no guarantees of it occurring as such, the petitioner has had meetings and discussions with the tenants about retaining them on the property in some fashion.

Commissioner Cooper commented on the proposed spacing of the street trees and minimum required open space. Commissioner Cooper stated her preference for street trees to be spaced every thirty-five feet (35') instead of every forty feet (40'). Commissioner Cooper also stated her understanding that while there is a minimum open space standard, said open space does not necessarily require any vegetation. Commissioner Cooper stated her belief that the more vegetation provided, the better environment that is created.

Mr. Aulestia responded that while in other projects they have recommended trees to be planted in tree pits with a spacing of approximately thirty feet (30') their recommendation of forty foot (40') spacing for this project is based on the fact that in most cases trees will be located within a planting strip, which allows trees to grow larger than when planted in tree pits.

In response to Commissioner Cooper's comment about open space, Mr. Aulestia stated that the intent is to give flexibility to any future landscape architect. Mr. Whitaker added that for the Yorktown Commons Planned Development, open space is viewed not as strictly green space, as defined by the Lombard Zoning Ordinance, but more as a public gathering space.

Commissioner Cooper asked if the Plan Commission wanted to consider requesting a minimum standard for the amount of vegetation. Commissioner Burke also asked if the petitioner would consider reducing the tree spacing to one every thirty-five feet (35') and include a minimum standard for green space within the minimum open space standard.

In regards to tree spacing, Mr. Whitaker responded that there is probably language that can be incorporated into the design guidelines to provide for thirty-five foot (35') to forty foot (40') spacing depending on the surrounding design. Mr. Whitaker stated that while it is expected that there will be green space throughout the development, but without knowing at this time how the lots will ultimately be developed, he is wary of specifying a specific minimum amount of green space. Mr. Whitaker offered to incorporate general language into the design guidelines that requires some level of green space. Mr. Whitaker added that the petitioner will work with staff to incorporate these concerns into the final draft of the design guidelines. Chairperson Ryan concurred with this approach.

Commissioner Flint asked if the petitioner anticipated constructing parking structures in the future to provide more space for further development. Ms. Blair responded that while parking structures have been discussed, they are not preferred, and in fact are excluded by the reciprocal operating easement agreement with the anchor tenants. Ms. Blair added that Yorktown Shopping Center does review their parking ratios in comparison to other shopping centers and finds that Yorktown Shopping Center is over-parked compared to many other shopping centers. Parking garages are also not preferred from a customer experience perspective.

Commissioner Cooper asked if it is likely that there will be parking garages in the Yorktown Commons Planned Development. Mr. Whitaker responded that it is anticipated there will be parking structures for multi-family residential uses. In these instances, the design guidelines provide standards that require any parking structure to be wrapped so as not to be visible from roadway frontages. Mr. Heniff cited City View Apartments on Highland Avenue as an example of this type of design.

Chairperson Ryan reminded the Plan Commission that a recommendation is to be done in a series of three (3) separate votes for each item, PC 15-27A, PC 15-27B, and PC 15-27C.

On a motion by Commissioner Burke, seconded by Commissioner Flint, the Plan Commission voted 4 to 0 to recommend that the Village Board approve PC 15-27A, subject to three (3) conditions.

On a motion by Commissioner Burke, seconded by Commissioner Mrofcza, the Plan Commission voted 4 to 0 to recommend that the Village Board approve PC 15-27B, subject to three (3) conditions.

On a motion by Commissioner Burke, seconded by Commissioner Flint, the Plan Commission voted 4 to 0 to recommend that the Village Board approve PC 15-27C, subject to five (5) conditions.

Respectfully,

VILLAGE OF LOMBARD

Donald Ryan, Chairperson
Lombard Plan Commission

c. Lombard Plan Commission

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ORDINANCE NO. _____

**GRANTING AMENDMENTS TO ORDINANCE NUMBER 1172
GRANTING A CONDITIONAL USE FOR A PLANNED
DEVELOPMENT, AND AS SUBSEQUENTLY AMENDED BY
ORDINANCE NUMBERS 3964, 6053, 6180, 6230, AND 7067**

(PC 15-27A: Yorktown Shopping Center Planned Development)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property, as described in Section 2 below, is zoned B3PD – Community Shopping District Planned Development; and,

WHEREAS, on May 9, 1966, the Corporate Authorities approved Ordinance Number 1172, granting approval of a conditional use for a planned development; and,

WHEREAS, on January 19, 1995, the Corporate Authorities approved Ordinance Number 3964, granting an amendment to the conditional use for a planned development to remove property from said planned development and associated with the creation of the Yorktown Peripheral Planned Development; and,

WHEREAS, on June 21, 2007, the Corporate Authorities approved Ordinance Number 6053, granting a variation from Section 153.226 (F) of the Lombard Sign Ordinance to allow for an off-premise sign to be located on a property with an existing structure, building, and use associated with a Westin sign at 98 Yorktown Shopping Center; and,

WHEREAS, on May 15, 2008, the Corporate Authorities approved Ordinance Number 6180, granting variations from Section 155.226 (A),(B), and (F) of the Lombard Sign Ordinance for off-premises signage as well as a deviation from Section 153.509 (B)(19) of the Lombard Sign Ordinance to allow a total of three (3) wall signs where no wall signs are permitted associated with the Cole Taylor / MB Financial Bank building at 3 Yorktown Shopping Center; and,

WHEREAS, supplementing Ordinance Number 6180, on September 4, 2008, the Corporate Authorities approved Ordinance Number, 6230, granting approval to waive the transitional landscape yard requirements of Section 155.707 (B) and the

perimeter lot landscaping requirements of Section 155.709 of the Lombard Zoning Ordinance associated with the Cole Taylor / MB Financial Bank building at 3 Yorktown Shopping Center; and,

WHEREAS, on May 7, 2015, the Corporate Authorities approved Ordinance Number, 7067, granting a major amendment to the conditional use for a planned development to allow for an amended roadway configuration associated with the Fairfield Avenue entrance; and,

WHEREAS, Title 15, Chapter 155, Section 155.504 allows for amendment of an ordinance granting a conditional use for a Planned Development amendment after a public hearing before the Village's Plan Commission; and,

WHEREAS, the petitioner is requesting planned development amendments to amend the geographic boundaries of the previously approved planned development, and any companion zoning approvals, and amend Section 3 (d) of Ordinance Number 1172 to reduce the amount of required off-street parking spaces from 7,500 to 6,800; and,

WHEREAS, pursuant to an application to amend Ordinance Numbers 1172, 3964, 6053, 6180, 6230, and 7067, proper and legal notice was provided and a public hearing was held before the Village's Plan Commission on November 23, 2015; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the amendments described herein; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard approve and adopt the findings and recommendation of the Plan Commission and incorporate such findings and recommendation herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the following amendments to the conditional use approval for the Yorktown Shopping Center Planned Development, as established by Ordinance Number 1172 and as subsequently amended by Ordinance Numbers 3964, 6053, 6180, 6230, and 7067, as set forth below are hereby granted for the Subject Property legally described in Section 2, subject to the three (3) conditions set forth in Section 3. Said amendments consist of the following:

1. A change to the geographical extent of the previously approved planned development and any companion zoning approvals;
2. Amend Section 3 (d) of Ordinance No. 1172 (Yorktown Shopping Center Planned Development) to read as follows:

Off-Street Parking. There shall be required in lieu of all other off-street parking regulations of the Lombard Zoning Ordinance the construction and maintenance of a minimum of ~~7,500~~ 6,800 parking spaces; and

3. Approval of a companion Major Plat of Subdivision.

SECTION 2: That this Ordinance is limited and restricted to the property located at 1-378 Yorktown Center, Lombard, Illinois and legally described as follows:

Lots 1 and 2 in the Resubdivision of Lot 1 in Pehrson Second Resubdivision of Lots 2 and 3 in the Resubdivision of Lot 5 of Yorktown, being a subdivision of part of Section 29, Township North, Range 11, East of the Third Principal Meridian, according to the plat of said Resubdivision of Lot 1 Pehrson Second Resubdivision recorded November 23, 2015 as document R2015-128216, in DuPage County, Illinois.

PIN 06-29-200-028; PIN 06-29-200-030

Lot 1 in the Resubdivision of Lot 5 of Yorktown, being a subdivision of part of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the said Resubdivision of Lot 5 of Yorktown recorded August 4, 1971 as document R71-37779, in DuPage County, Illinois.

PIN 06-29-200-017

Lot 6 in Yorktown, being a subdivision of part of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded September 27, 1968 as document R68-44972, in DuPage County, Illinois together with that part of Lot 2 in Highland-Yorktown Resubdivision of Lot 4 in Yorktown, being a subdivision of part of Section 29, Township 39 North, Range

11, East of the Third Principal Meridian, according to said Plat of Highland-Yorktown Resubdivision recorded September 5, 2006 as document R2006-170876, and certificates of correction recorded as documents R2006-191219, R2006-219358 and R2008-138794, described as Commencing at a Southwest corner of said Lot 2, being a point on the Northwesterly right-of-way line of Old Butterfield Road; thence North 2 degrees 58 minutes 03 seconds West, along a Westerly line of said Lot 2, a distance of 78.22 feet to an angle corner in said Lot 2; thence North 60 degrees 00 minutes 00 seconds West, along the Southwesterly line of Lot 2 aforesaid, 757.443 feet to an angle corner in said Lot 2; thence South 30 degrees 00 minutes 00 seconds West, along a Southeasterly line of Lot 2 aforesaid, 130.252 feet to an angle corner in said Lot 2, said point being also on the Southwesterly line of said Lot 2; thence North 60 degrees 00 minutes 00 seconds West, along said Southwesterly line, 282.665 feet to another angle corner in said Lot 2, said point being also the point of beginning of the parcel of air space herein described; thence North 30 degrees 00 minutes 00 seconds East, perpendicular to the last described line, 17.69 feet; thence South 60 degrees 00 minutes 00 seconds East, 160.98 feet; thence South 30 degrees 00 minutes 00 seconds West, perpendicular to the last described line, 17.69 feet to the point of intersection with the Southwesterly line of Lot 2 aforesaid; thence North 60 degrees 00 minutes 00 seconds West, along said Southwesterly line, 160.98 feet to the hereinabove designated point of beginning, said parcel having as a lower limit a horizontal plane of elevation +758.58 feet (National Geodetic Survey Datum) and having as an upper limit a horizontal plane of elevation +775.58 feet (National Geodetic Survey Datum), in DuPage County, Illinois.

PIN 06-29-400-002; PIN 06-29-301-008

Lot 1 in Highland-Yorktown Resubdivision of Lot 1 in TBA Resubdivision, being a subdivision of part of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to said plat of Highland-Yorktown Resubdivision recorded October 13, 2006 as document R2006-198283, in DuPage County, Illinois.

PIN 06-29-301-014

Lot 2 in Highland-Yorktown Resubdivision of Lot 1 in TBA Resubdivision, being a subdivision of part of Section 29, Township 39 North, Range 11, East of the

Third Principal Meridian, according to said plat of Highland-Yorktown Resubdivision recorded October 13, 2006 as document R2006-198283, in DuPage County, Illinois.
PIN 06-29-301-015

Lot 8 in Yorktown, being a subdivision of part of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded September 27, 1968 as document R68-44972, in DuPage County, Illinois
PIN 06-29-301-007

Lot 2 in TBA Resubdivison Plat, being a resubdision of part of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded November 13, 2003 as document R2003-433529 (excepting therefrom that part thereof conveyed to the Village of Lombard by Warranty Deed recorded January 16, 2004 as document R2004-15543), in DuPage County, Illinois.
PIN 06-29-301-011

Lot 1 Yorktown-Highland Resubdivision of Lot 4 in Yorktown, being a subdivision of part of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to said plat of Yorktown-Highland Resubdivision recorded September 5, 2006 as document R2006-170876, as corrected by certificates recorded as documents R2006-191219 and R2006-219358, in DuPage County, Illinois.
PIN 06-29-301-013

Lot 1 in Highland Avenue Resubdivision of Part of Lot 3 in Yorktown, being a subdivision of part of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to said plat of Resubdivison recorded October 4, 2007 as document R2007-182509, in DuPage County, Illinois.
PIN 06-29-101-042

Lot 2 in Highland-Yorktown Resubdivision of Lot 4 in Yorktown, being a subdivision of part of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to said Plat of Highland-Yorktown Resubdivision

recorded September 5, 2006 as document R2006-170876, and certificates of correction recorded as documents R2006-191219, R2006-219358 and R2008-138794, (except that part of said Lot 2 described as Commencing at a Southwest corner of said Lot 2, being a point on the Northwesterly right-of-way line of Old Butterfield Road; thence North 2 degrees 58 minutes 03 seconds West, along a Westerly line of said Lot 2, a distance of 78.22 feet to an angle corner in said Lot 2; thence North 60 degrees 00 minutes 00 seconds West, along the Southwesterly line of Lot 2 aforesaid, 757.443 feet to an angle corner in said Lot 2; thence South 30 degrees 00 minutes 00 seconds West, along a Southeasterly line of Lot 2 aforesaid, 130.252 feet to an angle corner in said Lot 2, said point being also on the Southwesterly line of said Lot 2; thence North 60 degrees 00 minutes 00 seconds West, along said Southwesterly line, 282.665 feet to another angle corner in said Lot 2, said point being also the point of beginning of the parcel of air space herein described; thence North 30 degrees 00 minutes 00 seconds East, perpendicular to the last described line, 17.69 feet; thence South 60 degrees 00 minutes 00 seconds East, 160.98 feet; thence South 30 degrees 00 minutes 00 seconds West, perpendicular to the last described line, 17.69 feet to the point of intersection with the Southwesterly line of Lot 2 aforesaid; thence North 60 degrees 00 minutes 00 seconds West, along said Southwesterly line, 160.98 feet to the hereinabove designated point of beginning, said parcel having as a lower limit a horizontal plane of elevation +758.58 feet (National Geodetic Survey Datum) and having as an upper limit a horizontal plane of elevation +775.58 feet (National Geodetic Survey Datum)) also except that part of the following described tract lying within said Lot 2 described as follows: That part of Lots 2 and 4 in Yorktown, according to the plat thereof recorded September 27, 1968 as document R68-44972, described as follows: Commencing at the Southwest corner of Lot 2 in Pehrson Second Resubdivision of Lots 2 and 3 in the Resubdivision of Lot 6 of Yorktown (aforesaid) according to the plat thereof recorded September 3, 1976 as document R76-62393; Thence North 2 degrees 58 minutes 03 seconds West along the West line of the aforesaid Lot 2 in Pehrson Second Resubdivision 217.86 feet to the point of beginning of the herein described tract: Thence 611.59 feet Northwesterly along the arc of a circle tangent to the last described line convex Northeasterly having a radius of 518.00 feet and whose chord bears North 35 degrees 46 minutes 29 seconds West 575.58 feet; Thence North 70 degrees 36 minutes 56 seconds West along a line tangent to the last described curve 119.25 feet; Thence 265.51 feet

Westerly along the arc of a circle tangent to the last described line, convex Northerly having a radius of 368.00 feet and whose chord bears South 88 degrees 42 minutes 54 seconds West 259.79 feet to a point on the Northwesterly line of the aforesaid Lot 2 in Yorktown, said point being 105.99 feet Northeasterly of the Southeast corner of Lot 4 in the Resubdivision of Lot 1 in Yorktown (aforesaid) according to the plat thereof recorded August 3, 1971 as document R71-37751; Thence North 68 degrees 02 minutes 44 seconds East along a line tangent to the last described curve and being the Northwesterly line of the aforesaid Lots 2 and 4 in Yorktown 604.01 feet to a corner in the Northerly line of Lot 4 in Yorktown; Thence South 89 degrees 57 minutes 16 seconds East along the North line of said Lot 4 a distance of 120.00 feet to the Northeast corner of said Lot 1; Thence South 2 degrees 58 minutes 03 seconds East along the East line of said Lot 4 a distance of 722.27 feet to the hereinabove described point of beginning) also except that part of said Lot 2 in Highland-Yorktown Resubdivision aforesaid described as beginning at a point on the East right of way line of Highland Avenue as dedicated by document R68-10768 and the South line of said Lot 2; Thence Easterly along said South line having an Illinois East Zong Grid bearing of North 87 degrees 35 minutes 17 seconds East 20.02 feet; Thence North 04 degrees 57 minutes 24 seconds West 49.21 feet; Thence North 29 degrees 57 minutes 24 seconds West 47.32 feet to a point on said East right of way line of Highland Avenue; Thence South 04 degrees 57 minutes 24 seconds East 91.21 feet along said East right of way line to the point of beginning) all in Du Page County, Illinois.

PIN 06-29-101-041

Lot 1 in Carson's Assessment plat of Yorktown Shopping Center, being a subdivision of Lot 3 in Yorktown, being a subdivision of part of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to said Carson's Assessment Plat recorded August 8, 2000 as document R2000-120890, in DuPage County, Illinois

PIN 06-29-101-038

Lot 2 in Carson's Assessment Plat of Yorktown Shopping Center, being and Assessment Plat of part of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to said Plat recorded August 8, 2000 as document R2000-120890 (excepting from said Lot 2 that part conveyed to the

Village of Lombard by document R2004-15563 and described as beginning at a point on the East right-of-way line of Highland Avenue as dedicated by document 342659 recorded January 25, 1934 and the South line of said Lot 2; Thence Easterly along a line having an Illinois East Zone Grid bearing of South 63 degrees 33 minutes 35 seconds East 25.12 feet; Thence South 02 degrees 24 minutes 28 seconds East 13.82 feet to a point on the South line of said Lot 2, said point being on a 90.00 foot radius curve, the center circle of said curve bears North 54 degrees 25 minutes 26 seconds East from said point; Thence Northwesterly along said curve 19.85 feet, central angle 12 degrees 38 minutes 18 seconds, the chord bears North 51 degrees 37 minutes 06 seconds West 19.81 feet, said curve being also the South line of said Lot 2; Thence North 30 degrees 42 minutes 30 seconds West 14.76 feet along a line not tangent to said curve to the point of beginning), in DuPage County, Illinois.
PIN 06-29-101-037

That part of Lot 2 in Yorktown, being a subdivision of part of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded September 27, 1968 as document R68-44972 and described as follows: Beginning at the Southwest corner of said Lot 2; Thence North 00 degrees 20 minutes 30 seconds West, along the West line of said Lot 2 a distance of 92.26 feet; Thence North 44 degrees 29 minutes 23 seconds East along the East right-of-way line of Highland Avenue 18.44 feet; Thence North 00 degrees 20 minutes 30 seconds West along said West right-of-way line 15.75 feet to the South line of an Easement of Ingress and Egress per document No. R68-45002; Thence Northeasterly along said easement 62.14 feet along the arc of a curve concave Southeasterly, said curve having a radius of 80.00 feet and a chord bearing North 67 degrees 02 minutes 34 seconds East 60.59 feet to a point of tangency; Thence North 89 degrees 44 minutes 47 seconds East along said easement line 110.92 feet to a point of curvature; Thence Southeasterly 39.43 feet along the arc of a curve concave Southwesterly, said curve having a radius of 25.00 feet; Thence South 00 degrees 20 minutes 30 seconds East along the West line of said easement 118.79 feet to the South line of said Lot 2; Thence South 89 degrees 17 minutes 40 seconds West along the South line of said Lot 2 a distance of 205.01 feet to the point of beginning, in DuPage County, Illinois
PIN 06-29-101-043

Parcel 2 in Highland Avenue Assessment Plat of Lot 2 in Yorktown, being a subdivision of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to said Highland Avenue Assessment Plat recorded January 30, 2012 as document R2012-12175, in DuPage County, Illinois.
PIN 06-29-101-044

Parcel 3 in Highland Avenue Assessment Plat of Lot 2 in Yorktown, being a subdivision of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to said Highland Avenue Assessment Plat recorded January 30, 2012 as document R2012-12175, in DuPage County, Illinois
PIN 06-29-200-060

Lot 1 of Pehrson's Resubdivision of Lots 1 and 2 in the Resubdivision of Lot 1 in Yorktown, being a subdivision of part of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat of said Pehrson's Resubdivision recorded September 30, 1975 as document R75-53797, (excepting therefrom that part of Lot 1 described as beginning as a point on the East right-of-way line of Highland Avenue as dedicated by Document No. 342659 recorded January 25, 1934 and the South line of said Lot 1; Thence Northerly along said right-of-way line having an Illinois East Zone Grid bearing of North 02 degrees 24 minutes 28 seconds West 67.26 feet; Thence South 47 degrees 24 minutes 28 seconds East 28.28 feet; Thence South 02 degrees 24 minutes 28 seconds East 47.30 feet to a point on said South line of said Lot 1; Thence South 87 degrees 44 minutes 58 seconds West 20.00 feet to the point of beginning) in DuPage County, Illinois.
PIN 06-29-101-035

Lot 2 of Pehrson's Resubdivision of Lots 1 and 2 in the Resubdivision of Lot 1 in Yorktown, being a Subdivision of part of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat of said Pehrson's Resubdivision recorded September 30, 1975 as document R75-52797, in DuPage County, Illinois.
PIN 06-29-101-019

Lots 3 and 4 in the Resubdivision of Lot 1 in Yorktown, being a Resubdivision in Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat of said Resubdivision of Lot 1 recorded August 4, 1971 as document R71-37751 (excepting that part of said Lot 4 dedicated for street purposes by plat recorded September 20, 1972 as document R72-57164, being that part of said Lot 4 lying within the following described parcel of land: That part of the Northeast 1/4 of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, described as follows: A tract of land 40 feet on each side of the following described line: Commencing at a point on the South line of 22nd Street 77.2 feet East of the West line of said Northeast 1/4; Thence South on a line making an angle with the last said South line of 90 degrees 02 minutes 44 seconds from East to South a distance of 1083.72 feet to a line which makes an angle of 68 degrees 02 minutes 44 seconds from North East (excepting therefrom the West 13 feet of the South 400 feet thereof)), in DuPage County, Illinois.
PIN 06-29-101-028

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. That this relief is valid only with the subsequent approval of both PC 15-27B and PC 15-27C;
2. That this relief is limited to a change in the geographic boundaries and reduction in the amount of minimum required parking spaces for the Yorktown Shopping Center Planned Development; and
3. That the petitioner shall submit a Final Plat of Subdivision prior to or concurrent to any proposed development activity associated with PC 15-27C.

SECTION 4: All other conditions of approval set forth by previous Ordinances and Site Plan Approvals not affected by this approval shall remain in full force and effect.

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Ordinance No. _____
Re: PC 15-27A
Page 11

Passed on first reading this _____ day of _____, 2016.

First reading waived by action of the Board of Trustees this _____ day of _____, 2016.

Passed on second reading this _____ day of _____, 2016, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____ day of _____, 2016.

Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2016.

Sharon Kuderna, Village Clerk

ORDINANCE NO. _____

**GRANTING AN AMENDMENT TO ORDINANCE NUMBER
3962 GRANTING A CONDITIONAL USE FOR A PLANNED
DEVELOPMENT, AND AS SUBSEQUENTLY AMENDED BY
ORDINANCE NUMBERS 3963, 4039, 4310, 5397, 5581, 5632, 5741,
6059, AND 6059A**

(PC 15-27B: Yorktown Peripheral Planned Development)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property, as described in Section 2 below, is zoned B3PD – Community Shopping District Planned Development; and,

WHEREAS, on January 19, 1995, the Corporate Authorities approved Ordinance Number 3962, granting approval of a conditional use for a planned development; and,

WHEREAS, on January 19, 1995, the Corporate Authorities approved Ordinance Number 3963, granting a map amendment (rezoning) from the R5 General Residence District to the B3 Community Shopping District; and,

WHEREAS, on June 15, 1995, the Corporate Authorities approved Ordinance Number 4039, granting amendments to the conditional use for a planned development to make certain corrections for clarification purposes and to finalize Section 4 of Ordinance Number 3962; and,

WHEREAS, on June 5, 1997, the Corporate Authorities approved Ordinance Number 4310, granting amendments to the conditional use for a planned development to repeal Ordinance Number 4292 in its entirety and to amend Section 3 of Ordinance Number 3962; and,

WHEREAS, on November 20, 2003, the Corporate Authorities approved Ordinance Number 5397, granting amendments to the conditional use for a planned development with variations and deviations and granting a conditional use for a hotel / convention hall facility, subsequently extended by Ordinance Numbers 5581 and 5632, located at 70 Yorktown Shopping Center and; and,

WHEREAS, on October 6, 2005, the Corporate Authorities approved Ordinance Number 5741, granting amendments to the conditional use for a planned development to allow for a building expansion and to allow for deviations from the Sign Ordinance as well as conditions of approval associated with Lot 1 of the planned development associated with the Target department store at 60 Yorktown Shopping Center; and,

WHEREAS, on June 21, 2007, the Corporate Authorities approved Ordinance Numbers 6059 and 6059A, granting amendments to the conditional use for a planned development to amend the geographical extent of the previously approved planned development and a conditional use for an outdoor dining establishment at 70 Yorktown Shopping Center; and,

WHEREAS, on June 21, 2007, the Corporate Authorities approved Ordinance Number 6059A, granting a map amendment (rezoning) from O Office District to B3 Community Shopping District; and,

WHEREAS, Title 15, Chapter 155, Section 155.504 allows for amendment of an ordinance granting a conditional use for a Planned Development amendment after a public hearing before the Village's Plan Commission; and,

WHEREAS, the petitioner is requesting a planned development amendment to amend the geographic boundaries of the previously approved planned development, and any companion zoning approvals; and,

WHEREAS, pursuant to an application to amend Ordinance Number 3962, and as subsequently amended by Ordinance Numbers 3963, 4039, 4310, 5397, 5741, 6059, and 6059A, proper and legal notice was provided and a public hearing was held before the Village's Plan Commission on November 23, 2015; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the amendment described herein; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard approve and adopt the findings and recommendation of the Plan Commission and incorporate such findings and recommendation herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the following amendment to the conditional use approval for the Yorktown Peripheral Planned Development, as established by Ordinance Number 3962 and as subsequently amended by Ordinance Numbers 3963, 4039, 4310, 5397, 5741, 6059, and 6059A, as set forth below is hereby granted for the Subject Property legally described in Section 2, subject to the three (3) conditions set forth in Section 3. Said amendment is a change to the geographical extent of the previously approved planned development and any companion zoning approvals.

SECTION 2: That this Ordinance is limited and restricted to the property generally located at 455-465 East 22nd Street and 60-70 Yorktown Center, Lombard, Illinois and more specifically legally described as follows:

Lot 1 in Yorktown Peripheral/Target Subdivision, being part of the Northeast 1/4 of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded November 17, 1995 as document R95-162762, in DuPage County, Illinois.
PIN No. 06-29-200-047

Lot 3 in Yorktown Peripheral/Target Subdivision, being part of the Northeast 1/4 of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded November 17, 1995 as document R95-162762, in DuPage County, Illinois.
06-29-200-049

Lot 4 in Yorktown Peripheral/Target Subdivision, being part of the Northeast 1/4 of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded November 17, 1995 as document R95-162762, in DuPage County, Illinois.
06-29-200-050

Outlot A in Yorktown Peripheral/Target Subdivision, being part of the Northeast 1/4 of Section 29, Township 39 North, Range 11, East of the Third Principal

Meridian, according to the plat thereof recorded November 17, 1995 as document R95-162762, in DuPage County, Illinois.
06-29-200-053

Lot 5 in Yorktown Peripheral/Target Subdivision, being a part of the Northeast 1/4 of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded November 17, 1995 as document R95-162762, in DuPage County, Illinois.
06-29-200-051

Lot 6 in Yorktown Peripheral/Target Subdivision, being a part of the Northeast 1/4 of Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded November 17, 1995 as document R95-162762, in DuPage County, Illinois.
06-29-200-052

Lot 1 of the Plat of Resubdivision of Lombard Westin Hotel and Convention Center, being a resubdivision of Lot 2 in Yorktown Peripheral/Target Subdivision per plat thereof recorded November 17, 1995 as document R95-162762, and part of Lot 1 in the Resubdivision of Northern Baptist Theological Seminary Subdivision per plat thereof recorded November 13, 1989 as document R89-143132, all in Section 29, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat of Resubdivision recorded April 17, 2009 as document R2009-57156, in DuPage County, Illinois.
06-29-200-057

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. That this relief is valid only with the subsequent approval of both PC 15-27A and PC 15-27C;
2. That this relief is limited to a change in the geographic boundaries for the Yorktown Peripheral Planned Development and any physical site improvements or alterations require approval through the Village; and

3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.

SECTION 4: All other conditions of approval set forth by previous Ordinances and Site Plan Approvals not affected by this approval shall remain in full force and effect.

SECTION 5: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2016.

First reading waived by action of the Board of Trustees this _____ day of _____, 2016.

Passed on second reading this _____ day of _____, 2016, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____ day of _____, 2016.

Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Ordinance No. _____
Re: PC 15-27B
Page 6

Published in pamphlet from this _____ day of _____, 2016.

Sharon Kuderna, Village Clerk

ORDINANCE NO. _____

**GRANTING CONDITIONAL USE APPROVAL FOR A
PLANNED DEVELOPMENT WITH COMPANION
DEVIATIONS, USE EXCEPTIONS, AND VARIATIONS**

(PC 15-27C: Yorktown Commons Planned Development)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property, as described in Section 2 below, is zoned B3 Community Shopping District; and,

WHEREAS, an application has heretofore been filed required approval of a conditional use for a planned development, commonly referred to as Yorktown Commons, with the following companion deviations, use exceptions, and variations from the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code):

1. Deviations and variations from the B3 Community Shopping District's lot and bulk requirements, Sections 155.415 (D), (E), (F), (G), (H), (I), (J), and (K) of the Lombard Zoning Ordinance, to allow for the establishment of a form-based code predicated upon lot, bulk, and design standards and guidelines as set forth within the Yorktown Commons Planned Development Design Guidelines included within the petitioner's submission;
2. Approve the Yorktown Commons Planned Development Design Guidelines as the preliminary plan for the subject property and to extend the timeframe for the final plan approval as set forth in the Yorktown Commons Planned Development Design Guidelines;
3. A variation from Section 155.508 (B)(3) of the Lombard Zoning Ordinance to allow for use exceptions, ground-floor residential dwelling units, for more than forty percent (40%) of the site are or more than forty percent (40%) of the total floor area, whichever is less;
4. A variation from Section 155.707 of the Lombard Zoning Ordinance to waive transitional landscape yard requirements where residential uses are proposed in the B3 Community Shopping District; and
5. A variation from the Planned Development Standards, Article IX of the Lombard Zoning Ordinance, to establish the process for administration of the

Yorktown Commons Planned Development Guidelines as set forth in Section IV of the Yorktown Commons Planned Development Design Guidelines and granting site plan approval authority to the Plan Commission, pursuant to Section 155.511 of the Lombard Zoning Ordinance; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on November 23, 2015 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the conditional use for a planned development with companion deviations, use exceptions, and variations described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That a conditional use for a planned development with the following companion deviations, use exceptions, and variations from the Lombard Zoning Ordinance as set forth below is hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3:

1. Deviations and variations from the B3 Community Shopping District's lot and bulk requirements, Sections 155.415 (D), (E), (F), (G), (H), (I), (J), and (K) of the Lombard Zoning Ordinance, to allow for the establishment of a form-based code predicated upon lot, bulk, and design standards and guidelines as set forth within the Yorktown Commons Planned Development Design Guidelines included within the petitioner's submission;
2. Approval of the Yorktown Commons Planned Development Design Guidelines as the preliminary plan for the subject property and to extend the timeframe for the final plan approval as set forth in the Yorktown Commons Planned Development Design Guidelines;
3. A variation from Section 155.508 (B)(3) of the Lombard Zoning Ordinance to allow for use exceptions, ground-floor residential dwelling units, for more than forty percent (40%) of the site are or more than forty percent (40%) of the total floor area, whichever is less;

4. A variation from Section 155.707 of the Lombard Zoning Ordinance to waive transitional landscape yard requirements where residential uses are proposed in the B3 Community Shopping District; and
5. A variation from the Planned Development Standards, Article IX of the Lombard Zoning Ordinance, to establish the process for administration of the Yorktown Commons Planned Development Guidelines as set forth in Section IV of the Yorktown Commons Planned Development Design Guidelines and granting site plan approval authority to the Plan Commission, pursuant to Section 155.511 of the Lombard Zoning Ordinance.

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at the intersection of Grace Street and Yorktown Shopping Center ring road, Lombard, Illinois, and more specifically legally described as follows:

THOSE PARTS OF LOTS 3 AND 4 (EXCEPT THAT PART OF SAID LOT 4 DEDICATED FOR GRACE STREET PER DOCUMENT R72-57164 RECORDED SEPTEMBER 20, 1972) ALL IN THE RESUBDIVISION OF LOT 1 IN YORKTOWN, BEING A RESUBDIVISION IN SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION OF LOT 1 RECORDED AUGUST 4, 1971 AS DOCUMENT R71-37751, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE THE FOLLOWING TWO COURSES ALONG THE NORTH LINE OF SAID LOT 3; (1) THENCE NORTH 87 DEGREES 39 MINUTES 50 SECONDS EAST 282.82 FEET; (2) THENCE NORTH 65 DEGREES 57 MINUTES 47 SECONDS EAST 9.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 65 DEGREES 57 MINUTES 47 SECONDS EAST ALONG SAID NORTH LINE OF LOT 3 AND NORTH LINE OF SAID LOT 4, A DISTANCE OF 733.39 FEET; THENCE SOUTH 02 DEGREES 04 MINUTES 57 SECONDS EAST ALONG A LINE 7 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 4, A DISTANCE OF 400.00 FEET; THENCE THE FOLLOWING TWO COURSES ALONG THE SOUTHERLY LINES OF SAID LOTS 3 AND 4; (1) THENCE SOUTH 65 DEGREES 57 MINUTES 47 SECONDS WEST 609.94 FEET TO A POINT OF CURVATURE; (2) THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 500.00 FEET, A CHORD BEARING OF SOUTH 68 DEGREES 06 MINUTES 14 SECONDS WEST 37.37 FEET; THENCE NORTH 12 DEGREES 55 MINUTES 57 SECONDS WEST 104.26 FEET; THENCE NORTH 37 DEGREES 15 MINUTES 04 SECONDS WEST 61.69 FEET; THENCE SOUTH 87 DEGREES 43 MINUTES 22 SECONDS WEST 23.47

FEET; THENCE NORTH 02 DEGREES 16 MINUTES 38 SECONDS WEST 213.77 FEET TO THE PLACE OF BEGINNING, CONTAINING 261,362 SQUARE FEET, MORE OR LESS.

Also to be known as Lot 4 in the Final Plat of Subdivision of Yorktown Commons Phase 1

PIN: Part of 06-29-101-028

ALSO:

PART OF PARCEL 2 IN HIGHLAND AVENUE ASSESSMENT PLAT OF LOT 2 IN YORKTOWN, BEING A SUBDIVISION OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID HIGHLAND AVENUE ASSESSMENT PLAT RECORDED JANUARY 30, 2012 AS DOCUMENT R2012-12175, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 3 IN SAID HIGHLAND AVENUE ASSESSMENT PLAT OF LOT 2 IN YORKTOWN; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE SOUTHERLY AND WESTERLY EXTENSION OF SAID SOUTHERLY LINE OF SAID PARCEL 3; (1) THENCE NORTH 65 DEGREES 23 MINUTES 09 SECONDS WEST 127.04 FEET; (2) THENCE SOUTH 87 DEGREES 55 MINUTES 45 SECONDS WEST 267.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 73 DEGREES 04 MINUTES 33 SECONDS WEST 160.85 FEET; THENCE NORTH 17 DEGREES 38 MINUTES 09 SECONDS WEST 110.19 FEET; THENCE NORTH 65 DEGREES 52 MINUTES 55 SECONDS EAST 156.55 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG AN ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 10.00 FEET, A CHORD BEARING OF SOUTH 65 DEGREES 31 MINUTES 16 SECONDS EAST 16.96 FEET TO A POINT OF TANGENCY; THENCE SOUTH 16 DEGREES 55 MINUTES 27 SECONDS EAST 119.86 FEET; THENCE SOUTH 73 DEGREES 04 MINUTES 33 SECONDS WEST 4.36 FEET TO THE PLACE OF BEGINNING, CONTAINING 20,000 SQUARE FEET.

Also to be known as Lot 1 in the Final Plat of Subdivision of Yorktown Commons Phase 2

PIN: Part of 06-29-101-044

ALSO,

PART OF PARCEL 3 IN HIGHLAND AVENUE ASSESSMENT PLAT OF LOT 2 IN YORKTOWN, BEING A SUBDIVISION OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID HIGHLAND AVENUE ASSESSMENT PLAT RECORDED JANUARY 30, 2012 AS DOCUMENT R2012-12175, TOGETHER WITH PART OF LOT 2 IN HIGHLAND-YORKTOWN RESUBDIVISION OF LOT 4 IN YORKTOWN, BEING A SUBDIVISION OF PART OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL

MERIDIAN, ACCORDING TO SAID PLAT OF HIGHLAND-YORKTOWN RESUBDIVISION RECORDED SEPTEMBER 5, 2006 AS DOCUMENT R2006-170876, AND CERTIFICATES OF CORRECTION RECORDED AS DOCUMENTS R2006-191219, R2006-219358 AND R2008-138794, ALL IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY LINES OF SAID PARCEL 3; (1) THENCE NORTH 65 DEGREES 23 MINUTES 09 SECONDS WEST 127.04 FEET; (2) THENCE SOUTH 87 DEGREES 55 MINUTES 45 SECONDS WEST 209.84 FEET TO A POINT OF CURVATURE; (3) THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 18.00 FEET, A CHORD BEARING OF NORTH 47 DEGREES 22 MINUTES 03 SECONDS WEST 28.09 FEET TO A POINT OF TANGENCY; (4) THENCE NORTH 02 DEGREES 39 MINUTES 50 SECONDS WEST 26.41 FEET; (5) THENCE NORTH 17 DEGREES 21 MINUTES 56 SECONDS WEST 83.14 FEET TO A POINT OF CURVATURE; (6) THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF NORTH 25 DEGREES 50 MINUTES 49 SECONDS EAST, 30.17 FEET TO A POINT OF TANGENCY; (7) THENCE NORTH 69 DEGREES 03 MINUTES 34 SECONDS EAST 81.51 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG AN ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 310.00 FEET, A CHORD BEARING OF NORTH 88 DEGREES 10 MINUTES 51 SECONDS EAST 206.91 FEET TO A POINT OF TANGENCY; THENCE SOUTH 72 DEGREES 41 MINUTES 52 SECONDS EAST 122.87 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG AN ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 472.00 FEET, A CHORD BEARING OF SOUTH 69 DEGREES 47 MINUTES 51 SECONDS EAST 47.78 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY ALONG AN ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 13.50 FEET, A CHORD BEARING OF SOUTH 19 DEGREES 27 MINUTES 58 SECONDS EAST 22.35 FEET TO A POINT OF TANGENCY; THENCE SOUTH 27 DEGREES 57 MINUTES 54 SECONDS WEST 171.44 FEET TO A POINT OF NON-CURVATURE; THENCE SOUTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 11.37 FEET, A CHORD BEARING OF SOUTH 50 DEGREES 21 MINUTES 57 SECONDS WEST 10.02 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 65 DEGREES 23 MINUTES 09 SECONDS WEST 2.29 FEET TO THE PLACE OF BEGINNING, CONTAINING 76,095 SQUARE FEET, MORE OR LESS.

Also to be known as Lot 2 in the Final Plat of Subdivision of Yorktown Commons Phase 1

PIN: Parts of 06-29-200-060 and 06-29-101-041

ALSO,

LOT 4 IN YORKTOWN PERIPHERAL/TARGET SUBDIVISION, BEING PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1995 AS DOCUMENT R95-162762, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-29-200-050

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. That this relief is valid only with the approval of both PC 15-27A and PC 15-27B;
2. That this relief is limited to the establishment of a planned development with a preliminary plan and design guidelines. Any physical site improvements or alterations require approval through the Village through the established Site Plan Approval Process or through a separate zoning public hearing petition, whichever is applicable;
3. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report that pertain to the proposed form-based code regulations prior to final consideration of the petition by the Village Board;
4. That the petitioner coordinate with Village staff to provide language within the Yorktown Commons Planned Development Design Guidelines that would allow for a minimum parkway tree spacing of thirty-five feet (35'); and
5. That the petitioner coordinates with Village staff to provide language within the Yorktown Commons Planned Development Design Guidelines that would require a minimum amount of green space within the minimum required amount of open space areas.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2016.

First reading waived by action of the Board of Trustees this _____ day of _____, 2016.

Passed on second reading this _____ day of _____, 2016, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____ day of _____, 2016.

Keith T. Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2016.

Sharon Kuderna, Village Clerk



December 21, 2015

William J. Heniff
Director of Community Development
Village of Lombard
255 E. Wilson
Lombard, IL 60148

Subject: Yorktown Commons Planned Development Amendment
RE: Aimco Yorktown, LP -- Yorktown Apartments

Dear Mr. Heniff,

We are the long-time owners of Yorktown Apartments located at 2233 S. Highland Ave., adjacent to Yorktown Center to the northwest. We would like to take this opportunity to provide feedback regarding the proposed plans related to the Yorktown Commons Planned Development Amendment.

We are supportive of the development overall and believe this is very positive for the neighborhood and the Village. However, we want to make sure that the new development is beneficial to the nearly 400 residents in our neighboring community as well as other adjacent neighbors. Based on our review of the Yorktown Commons Planned Development Design Guidelines dated 10/19/2015, we would like to raise the following items for consideration:

- Façade Standards for the portion of the project facing our property have not been addressed. All other sides of the development are attractive and we are supportive of that. However, as proposed the development turns its back on Yorktown Apartments. We request enhancements to the side facing Yorktown Apartments, consistent with the standards on all other sides. As currently planned the views from Yorktown Apartments appear to be negatively impacted and will likely create resident complaints.
- Pedestrian connections to the new development, green space, retail and mall from our property do not appear to be addressed. In order to make the newly planned development as vibrant and successful as possible, we feel pedestrian connections to and from the surrounding residential uses should be significantly enhanced.
- Ground level retail locations, as presented, are limited to the intersections of Grace Street and Yorktown Mall Drive (Ring Road). We would like to discuss the potential for including street-level retail uses within closer proximity to the Yorktown Apartments.
- The plans call for the strip mall to the west (Carson's Furniture Gallery) to be left in place as a standalone building. What is the intent for this building in the near term and long term? We feel that this area, which will serve as the gateway to the proposed development from Highland Ave, should be addressed as part of this process.

Thank you for your consideration. We respectfully request that this letter be shared with the Village Board of Trustees during the January 7th 2016 meeting as this matter is considered.

Best regards,

A handwritten signature in black ink, appearing to read 'R. Hawthorne', with a long horizontal line extending to the right.

Richard A. Hawthorne
Vice President, Redevelopment
Aimco
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Cell: 773.315.1287
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CC: Donna Blair – Yorktown Center
Tom Kiler – Continuum Partners
Wes Powell – Aimco
Patti Shwayder – Aimco
Ken Diamond – Aimco